

2442

OCEAN AVENUE MIDWOOD, BROOKLYN

Between Avenues S & T

COMMUNITY FACILITY FOR LEASE

APPROXIMATE SIZE

Ground Floor: 4,500 SF
Lower Level: 13,350 SF

ASKING RENT

~~\$50 PSF~~ Reduced
\$40 PSF

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

25 FT

COMMENTS

- Opportunity spanning across a massive ground floor and lower level
- Ownership open to providing TI/build-out
- Currently has a pool, hot tub, sauna, steam room in place
- Offices in place with additional outdoor space
- Located at the base of a modern residential building, offering built-in neighborhood density and foot traffic
- Ideal for medical, institutional, or specialty use

NEIGHBORS

Sinai Diagnostics • Tast Spot • Simply Sweet • Little Istanbul Restaurant • Anor Restaurant • Muse Beauty Spa • Ming Hair Salon • NR Cosmetology

TRANSPORTATION



NOAM AZIZ

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ENTRANCE



LOBBY



GROUND FLOOR



OUTDOOR AREA



INDOOR POOL



OFFICE

INTERIOR

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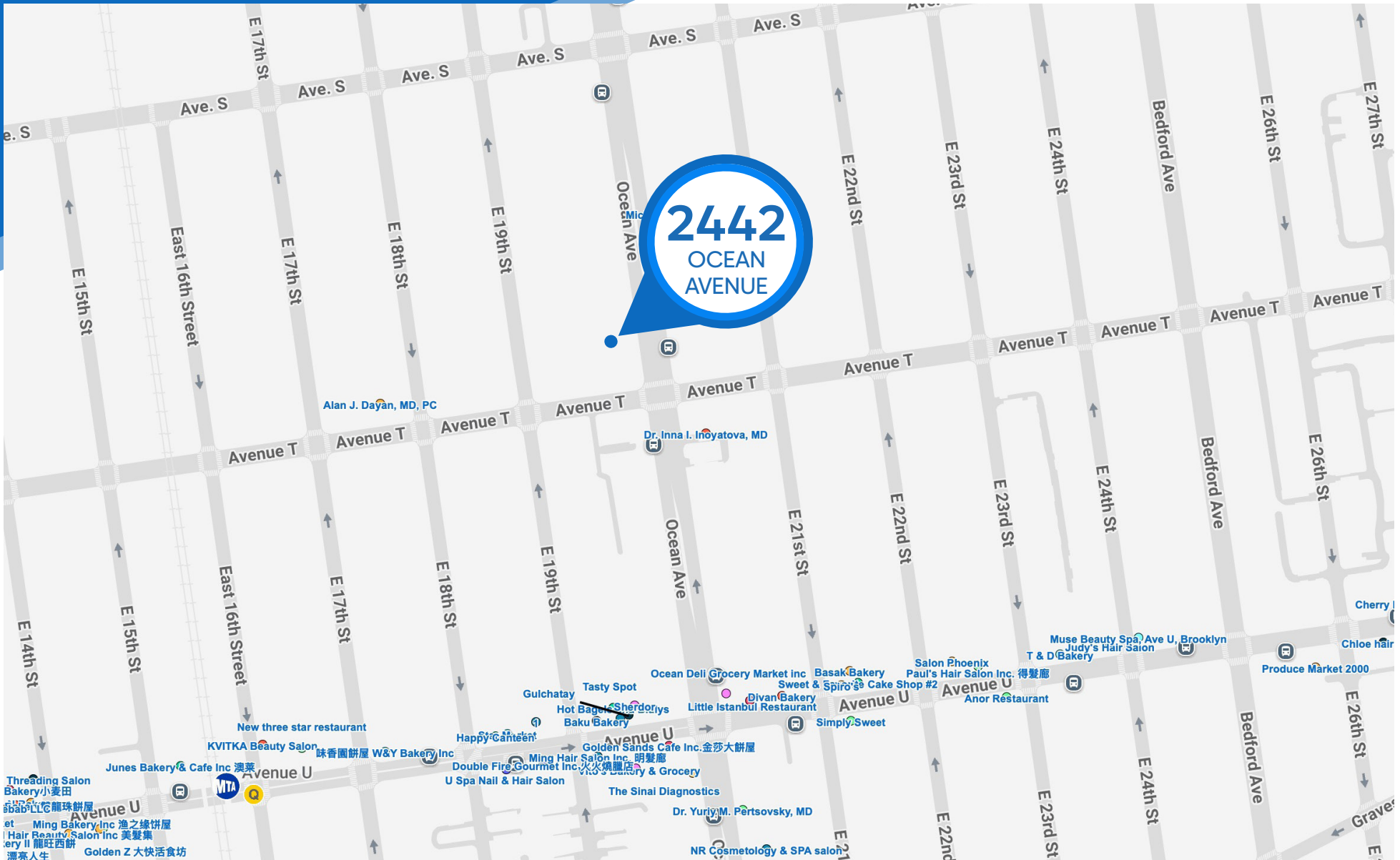
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